

HoldenCopley

PREPARE TO BE MOVED

Lower Kirklington Road, Southwell, Nottingham NG25 0BH

£1,250 PCM

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PERFECT FAMILY HOME...

This well-presented three-bedroom semi-detached house offers spacious accommodation with ample in-built storage spanning over the two floors. The property is part-furnished and ready for immediate occupancy, making it ideal for families. Located in the sought-after area of Southwell, it is conveniently close to shops, eateries, reputable schools and transport links to the City Centre. The ground floor features an inviting entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen with both free-standing and integrated appliances, a separate dining room, a study, an office area and the added luxury of a conservatory. The first floor comprises three generously sized bedrooms and a three-piece bathroom suite. Outside, the front boasts a gravelled driveway with ample off-street parking and decorative plants and shrubs. The large enclosed rear garden includes a gravelled area, lawn, decorative plants and shrubs, with a fence surround and gated front access. This property must be viewed to be fully appreciated.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Contemporary Style Fitted Kitchen
- Spacious Living Room
- Dining Room & Conservatory
- Study & Office
- Three Piece Bathroom Suite
- Driveway Providing Off Street Parking
- Rear Enclosed Garden
- Popular Location





ACCOMMODATION

GROUND FLOOR

Entrance Hall

5'0" x 4'5" (1.54m x 1.35m)

The entrance hall has wood effect laminate flooring and carpeted stairs and a single wooden door providing access into the accommodation

Living Room

14'4" x 12'5" (4.38m x 3.79m)

The living room has wood effect laminate flooring, chimney breast with a feature fireplace with a gas fire and tiled hearth, in-built storage cupboard, radiator and a UPVC double glazed bay window to the front elevation

Kitchen

15'11" x 9'11" (4.86m x 3.03m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units, stainless steel sink with a drainer and mixer taps, integrated oven with electric hobs, free-standing dishwasher, freestanding fridge, radiator, double glazed window to the rear elevation and a single door providing access to the conservatory

Dining Room

8'8" x 6'2" (2.66m x 1.90m)

The dining room has carpeted flooring, dining table and chairs, radiator and two UPVC double glazed windows

Study

8'9" x 7'9" (2.67m x 2.37m)

The study has carpeted flooring, chest of drawers, desk, radiator, loft hatch and a UPVC double glazed window

Office

8'9" x 7'9" (2.67m x 2.37m)

The office has carpeted flooring, freestanding double wardrobe, radiator and a UPVC double glazed window

Conservatory

5'10" x 12'8" (1.79m x 3.88m)

The conservatory has wood effect laminate flooring, fitted worksurface with a fridge, freezer and space and plumbing for a washing machine, a range of UPVC double glazed windows and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

6'4" x 9'1" (1.94m x 2.78m)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

7'10" x 11'4" (2.41m x 3.46m)

The main bedroom has carpeted flooring, a range of in-built wardrobes, radiator and a UPVC double glazed window

Bedroom Two

9'1" x 11'6" (2.79m x 3.53m)

The second bedroom has carpeted flooring, in-built wardrobes, radiator and a UPVC double glazed window

Bedroom Three

6'11" x 6'4" (2.12m x 1.95m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window

Bathroom

6'4" x 6'4" (1.94m x 1.95m)

The bathroom has wood effect vinyl flooring, partially tiled walls, low level dual flush WC, pedestal washbasin with taps, panelled bath with taps, wall mounted electric shower and a bi-folding shower screen, radiator, extractor fan and a UPVC double glazed obscure window

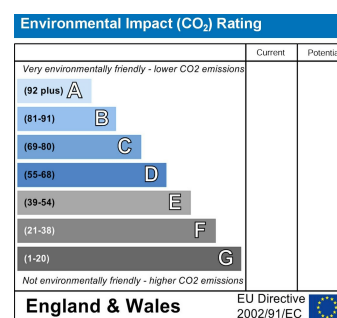
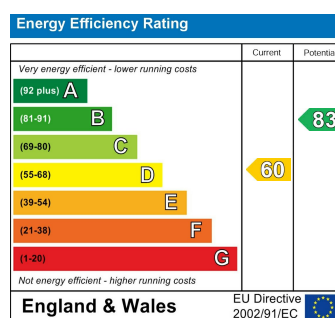
OUTSIDE

FRONT

To the front is a gravelled driveway providing ample off street parking with a range of decorative plants and shrubs

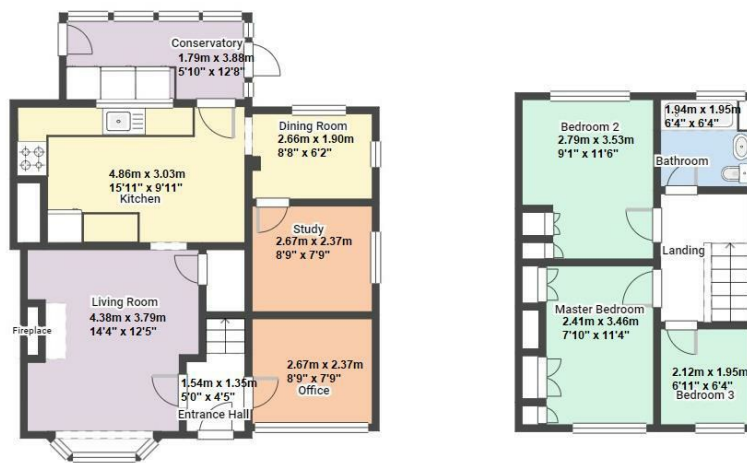
REAR

To the rear is a large enclosed garden with a gravelled area, lawn, range of decorative plants and shrubs with a fence surround and gated access to the front



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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